



*To enrich lives through effective and caring service*



## AGENDA

### MARINA DEL REY DESIGN CONTROL BOARD

**Thursday, October 23, 2008, 6:30 p.m.**

**Burton W. Chace Park Community Building  
13650 Mindanao Way ~ Marina del Rey, CA 90292**

#### Design Control Board Members

Susan Cloke – Chair	- First District
Peter Phinney, AIA – Vice Chair	- Fourth District
David Abelar – Member	- Second District
Simon Pastucha – Member	- Third District
Tony Wong, P.E. – Member	- Fifth District

1. **Call to Order, Action on Absences, Pledge of Allegiance, and Order of Agenda**

2. **Approval of Minutes**

August 28, 2008

3. **Design Control Board Review**

A. **Parcel 1 - Marina del Rey Fuel Dock, 13800 Bora Bora Way - DCB #07-006-B**

Approval of the record of the DCB August 28, 2008 action for conditional approval of the Fuel Dock's redevelopment plan

B. **Parcel 8 - Bay Club Apartments & Marina, 14015 W. Tahiti Way - DCB #08-010**

Approval of the record of the DCB August 28, 2008 action for conditional approval of major apartment complex and anchorage renovations

C. **Parcel 33 - The Organic Panificio, 4211 Admiralty Way - DCB #08-011**

Approval of the record of the DCB August 28, 2008 action for conditional after-the-fact approval of façade-mounted business identification signage and modified lighting hours

D. **Parcel 50 - The Counter, 4786 Admiralty Way - DCB #08-012**

Approval of the record of the DCB August 28, 2008 action for conditional approval of a new exterior paint scheme

E. **Parcel 50 - Bank of America, 4754 Admiralty Way - DCB #08-013**

Approval of the record of the DCB August 28, 2008 action for approval of a new logo on existing business identification signage

F. **Parcel 50 - Waterside Marina del Rey, 4718 Admiralty Way - DCB #08-014**

Approval of the record of the DCB August 28, 2008 action for after-the-fact approval of four existing security cameras and four new additional cameras

**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

**4. Consent Agenda**

*The Chair may entertain a motion by a Board member at the beginning of the meeting to approve certain non-controversial agenda items as consent agenda items unless held by a Board member or member(s) of the public for discussion or separate action.*

**5. Old Business**

None

**6. New Business**

A. Parcel 44 - Pier 44, 13441 Admiralty Way - DCB#08-015  
Consideration of redevelopment project

B. Parcel 22 - The Cheesecake Factory, 4142 Via Marina - DCB#08-016  
Consideration of new patio improvements and after-the-fact consideration of exterior modifications

C. Parcel 12 - Esprit I, 13900 Marquesas Way - DCB #08-017  
Consideration of new directional and lease office signage

D. Uniform Public Hearing Protocols for All County Commissions

**7. Staff Reports**

A. Temporary Permits Issued by Department

B. Ongoing Activities Report

- Board of Supervisors Actions on Items Relating to Marina del Rey
- Regional Planning Commission's Calendar
- Local Coastal Program Periodic Review Update
- Small Craft Harbor Commission Minutes
- Marina Design Guidelines Update
- Redevelopment Project Status Report

C. Marina del Rey and Beach Special Events

**8. Public Comment**

Public comment within the purview of this Board (three minute time limit per speaker)

**9. Adjournment**

**ADA ACCOMMODATIONS:** If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disability Act) Coordinator at (310) 827-0816 (Voice) or (310) 821-1734 (TDD), with at least three business days' notice.

**Project Materials:** All materials provided to the Design Control Board Members are available (beginning the Saturday prior to the meeting) for public review at the following Marina del Rey locations: Marina del Rey Library, 4533 Admiralty Way, 310-821-3415; MdR Visitors & Information Center, 4701 Admiralty Way, 310-305-9546; Burton Chace Park Community Room, 13650 Mindanao Way, 310-305-9595; and (beginning the Monday prior to the meeting) Department of Beaches and Harbors Administration Building, 13837 Fiji Way, 310-305-9503. The material can also be accessed on our website at [marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov). Any meeting related writings or documents provided to a majority of Design Control Board Members after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, will be made available at the above locations and website at the time of distribution to the Design Control Board Members.

**Please Note:** The Los Angeles County Board of Supervisors adopted Chapter 2.160 of the Los Angeles County Code (Ord. 93-0031 §2(part), 1993) relating to lobbyists. Any person who seeks support or endorsement from the Design Control Board on any official action must certify that they are familiar with the requirements of this ordinance. A copy of this ordinance can be provided prior to the meeting and certification is to be made before or at the meeting.

**Departmental Information:** <http://beaches.co.la.ca.us> or <http://labeaches.info>



*To enrich lives through effective and caring service*



Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

October 16, 2008

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 3 - DESIGN CONTROL BOARD REVIEWS - DCB #07-006-B, #08-010, #08-011, #08-012, #08-013 and #08-014**

The Design Control Board's actions from August 28, 2008 are attached:

- A. Parcel 1 - Marina del Rey Fuel Dock - DCB #07-006-B
- B. Parcel 8 - Bay Club Apartments & Marina - DCB #08-010
- C. Parcel 33 - The Organic Panificio - DCB #08-011
- D. Parcel 50 - The Counter - DCB #08-012
- E. Parcel 50 - Bank of America - DCB #08-013
- F. Parcel 50 - Waterside Marina del Rey - DCB #08-014

SHK:CM:ks  
Attachments (6)

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #07-006-B

**PARCEL NAME:** Fuel Dock

**PARCEL NUMBER:** 1

**REQUEST:** Further consideration of the Fuel Dock's redevelopment plan

**ACTION:** Approved

**CONDITIONS:** Building Design:

a) Approve building design with equal awning treatment on all sides of the convenience store;

b) Applicant to reconsider previously approved wave awning design;

Illumination:

a) Only low-lit lighting approved;

b) Signage illumination to be turned off after store closing hours or 6 p.m.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-010

**PARCEL NAME:** Bay Club

**PARCEL NUMBER:** 8

**REQUEST:** Consideration of apartment complex and anchorage renovations

**ACTION:** Approved

**CONDITIONS:** Applicant to return post-entitlement with the following:

- 1) Detailed landscape, signage and lighting plan;
- 2) Details on specific colors and materials proposed for the promenade paving bands;
- 3) Details on specific design, colors, materials and locations proposed for metal fencing, benches and trash receptacles;
- 4) Details on specific colors and materials proposed for the clubhouse roof terrace;
- 5) Physical samples of colors and materials proposed
- 6) Style of guide pile on dock system; and
- 7) Color and material of consolidated utility panels alongside gangway entrances.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-011

**PARCEL NAME:** The Organic Panificio

**PARCEL NUMBER:** 33

**REQUEST:** Consideration of one additional after-the-fact façade-mounted business identification sign and modified lighting hours

**ACTION:** Approved

**CONDITIONS:** Hours of Illumination  
Signs A (northerly pole sign), B (southerly pole sign), and C (façade sign) may be illuminated until restaurant closing time, or 2 a.m., which ever is earlier.

Parking Signs

Four parking signs will be permitted within the premises and placed near the driveways

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-012

**PARCEL NAME:** Waterside Marina del Rey – The Counter Burger

**PARCEL NUMBER:** 50

**REQUEST:** Consideration of a new exterior paint scheme

**ACTION:** Approved

**CONDITIONS:** New color Grey Tweed approved on a trial basis and will be further examined by the Board upon repainting of The Counter Burger. Should the Board deem the Grey Tweed color incompatible with the existing color palette at Waterside Marina del Rey, the Applicant will have to present a new color and sample to the Board.

**MEETING DATE:** August 28, 2008

# DRAFT

## DESIGN CONTROL BOARD REVIEW DCB #08-013

**PARCEL NAME:** Waterside Marina del Rey - Bank of America

**PARCEL NUMBER:** 50

**REQUEST:** Consideration of a new logo on three existing business identification signs for Bank of America

**ACTION:** Approved, per the submitted plans on file with the Department

**CONDITIONS:** None

**MEETING DATE:** August 28, 2008

**DRAFT**

**DESIGN CONTROL BOARD REVIEW  
DCB #08-014**

**PARCEL NAME:** Waterside Marina del Rey

**PARCEL NUMBER:** 50

**REQUEST:** Consideration of after-the-fact approval of four security camera installations and four new additional cameras

**ACTION:** Approved, per the submitted plans on file with the Department

**CONDITIONS:** None

**MEETING DATE:** August 28, 2008



To enrich lives through effective and caring service

October 16, 2008



TO: Design Control Board  
FROM: Santos H. Kreimann, Acting Director

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**SUBJECT: AGENDA ITEM 6A - PARCEL 44 - PIER 44, 13441 Admiralty Way  
DCB #08-015**

Item 6A on your agenda is a submittal from Pacific Marina Ventures LLS (Applicant) seeking conceptual approval of a proposed redevelopment project for the landside and waterside of Parcel 44, a u-shaped parcel along G Basin and bordered by Mindanao Way, Admiralty Way and Bali Way. The existing buildings are located at 13441 Admiralty Way.

#### Existing Condition

Currently, there are seven buildings within Parcel 44 serving a variety of uses; boat brokerage, boat maintenance and repair, yacht club, office building and boaters bathrooms, consisting of a total of 10,508 square feet. Parcel 44 is roughly 8.03 landside acres and 4.68 waterside acres. A bicycle path traverses the site through parking areas and stored boats. Moreover, the existing waterfront pedestrian promenade on Parcel 44 is only about 13 feet wide and is not continuous in its stretch. Parking spaces are located adjacent to the bulkhead. Two driveway entrances are provided from Admiralty Way, two on Bali Way and three along Mindanao Way.

Parcel 44 also has a total of 232 existing water slips, seven end-ties and 111 dry storage spaces on site.

#### Proposed Project - Landside

The proposed Parcel 44 project entails demolishing all existing buildings and constructing five new buildings totaling 91,090 square feet housing a variety of uses including dry stack boat storage, a specialty market, boat brokers, yacht club and marine administrative offices.

#### Boat Storage - Building G-1

The Applicant is proposing to erect a boat storage structure along Bali Way, between 50' to 56'-6" tall that provides vertical storage for up to approximately 234 boats. The structural components of the Unistack system allows for flexibility to accommodate a variety of boat sizes up to 35' and will also allow for efficient launch operations. The project will include forklifts which are capable of lifting the boats to five levels above ground.

The exterior of the boat storage building includes glazed openings, pre-cast details and planters to enhance the façade. Stone veneer was included on the exterior walls to further enhance the façade, as well as a smooth exterior plaster finishing (Highland Stucco #186). A 10' landscape setback was provided on Bali Way. Mature trees will be planted to further buffer the building from adjacent sidewalk. A 30' by 26' roll-up door will be provided on the east side of the structure and will remain in the open position during hours of operation, but will be closed at night. Boat repair and maintenance areas have also been provided as part of the Unistack structure, or boat storage, with easy access to the boat yard and a wash-down area for boats. There is no office space in this building. Offices for the Unistack administration will be located in Building X described later in this report.

#### Commercial – West Marine

Building "P", a two-story structure located adjacent to Admiralty Way, will house a West Marine retail store on the first floor while the second floor will house the South Coast Corinthian Yacht Club, a community room, boat brokers and the boater's lounge. A portion of the building will have blue awnings to blend with West Marine's logo colors, and the exterior will include stone veneer to help break up the façade. The exterior finishing will consist of a smooth exterior plaster in Highland Stucco #186 and aluminum framing and glass storefronts. The front entrance will be accentuated with a blue space frame structure above the door and planters will be added at the circular glass area display facing the promenade.

#### Boater's Accommodations

New boater bathroom areas are proposed at several locations on site. Bathrooms and showers for men and women have been located on the west side of the mole adjacent to Mindanao Way. Another bathroom and shower facility has been provided on the ground level adjacent to West Marine. A third boaters' bathroom and shower facility has been provided in building "X" with direct entry from the promenade. As discussed in other parts of this report, a boaters' lounge has been located on the second floor of the West Marine building, which will also include a laundry facility.

#### Parking

All parking for this project will be on-grade and will be available throughout the parcel. Parking for boaters and visitors will be provided in parking areas on each side of all building structures. The project will require approximately 411 parking spaces, but only a total of 394 are planned. A parking permit will be requested and a shared parking analysis prepared to review the sharing of parking between uses within Parcel 44.

#### Visitor-Serving Commercial

The project proposes a specialty market on the Mindanao side of Parcel 44, convenient to the Burton Chace Park. The proposed exterior will include the stone veneer, smooth exterior plaster painted in Highland Stucco #186 and tile roof over a portion of the building. A main entry is provided on the west side of the building to allow direct

entrance from the parking area. A 10' wide landscaped area is planned on the south side of the structure as is a covered canopy where benches can be placed for visitors.

#### View Corridors and the Promenade

The Applicant has located the buildings in a way that provides 700 lineal feet of view corridor. The waterfront pedestrian promenade meets the Fire Department requirement of 28' to within 150' to the perimeter of all buildings on site. The promenade walkway will be surfaced with colored interlocking pavers. The metal fencing on top of the bulkhead will be removed and new decorative steel fencing will be installed. Bollards and decorative lighting will also be installed. Circular concrete benches and elevated planters will be provided to enhance the promenade ambience. The Applicant has decided to continue the promenade north all the way to Bali Way as well as southward to Mindanao along the bicycle path. The promenade along the east of Basin G will be designed to include 5' wide bicycle lanes in both directions plus an additional 2' of smooth concrete with contrasting colors on each side of the path.

#### Bicycle Path

The existing bicycle path passes through Parcel 44 along its Admiralty Way frontage, between Bali Way and Mindanao Way (in a north/south configuration). The existing path meanders through existing parking lot and boat storage areas and passes the adjacent boat repair areas. As planned, the new bicycle path will be provided in a straight alignment with 5-foot wide lanes in each direction, directly adjacent and parallel to the bulkhead. This will eliminate the existing condition where bicycle traffic mixes with pedestrians and automobile traffic.

#### Parcel Access

The concept of the new design for Parcel 44 features two landmarks at the street intersection. The landmarks include water features that help visually express the emphasis boating plays at the parcel. The main driveway entry on Admiralty Way includes landscaped water features on both sides to further create a sense of arrival. A pedestrian walkway has been provided at the intersection of Bali Way leading directly to Building "K", the boat brokers building. Additional vehicular entrances have been provided to the site on Admiralty Way, Bali Way and Mindanao Way. All the buildings will be accessible by pedestrians from the promenade. An 18'-6" street dedication has also been provided on Admiralty Way. This dedication requirement may be reduced based on future County requirements.

#### Landscaping, Lighting and Signage

Various design elements such as landscaping (and irrigation), lighting and signage will be presented post-entitlement.

### Water Improvements

The proposed waterside improvements consist of complete replacement of existing dock systems with a new state-of-the-art modern concrete dock system, which meets modern marina standards and that is compliant with Americans with Disabilities Act (ADA) and Department of Boating and Waterways (DBAW) standards. Parcel 44 will consist of 143 slips and 5 end ties coupled with a dry boat storage and launch facility housing approximately 234 boats, minimizing, to the extent possible, the loss of boat slips for this anchorage. This configuration allows the lessee to retain as many small slips as possible while still complying with modern ADA and DBAW standards.

The marina will be redeveloped with commercially available, pre-manufactured concrete dock systems. This new construction will provide for a clean, modern appearance that requires minimal maintenance. The ramps will be designed utilizing aluminum trusses. Newly installed guide piles will be made of pre-stressed concrete. The dock will not be painted and will retain the natural color of its various building materials. All timber used for the anchorage will utilize pressure-treated preservatives to extend timber useful life and will meet all State and Federal requirements.

The new dock system will utilize a combination of traditional dock boxes with power centers mounted in the front dock box recess area, for all standard boat slips, and the use of pedestal-style power centers along end ties. Lighting is provided in both styles of dock box via low level florescent lamps (7 to 9 watts), which are normally used for localized safety lighting on main dock walkways. Each dock will have a sewage pump-out station that will connect to the sewer system.

The Applicant also proposes a consolidated panel, or cabinet, where all utilities with the possible exception of the sewage piping system, can be housed. This panel would be located within the guard railing system, alongside the gangway entrances. The panel will also be used to mount the various required signs. It is intended that the panels would be pre finished steel, aluminum or stainless steel sheet metals, with color to match railings.

### Boat Launching Operations and Landside Interface

The project includes a dry stack storage building and associated boat launch corridor. The dry stack facility requires two boat launching pads to handle the operations. Each launch will be composed of a small pier that extends over the 10' easement and into deeper water allowing for vessel launches and retrieval. At the end of each pier is a hydraulic "cradle" where a boat is placed and then lowered into the water.

During the boat launching process, which consists of a forklift picking up the desired boat from the storage racks and transporting it to the hydraulic cradle, a portion of the promenade along Bali Way will be blocked temporarily, with the use of security gates operated by the boat storage staff. During this process, pedestrians will be re-routed through a lateral pathway to Bali Way.

## **STAFF REVIEW**

The proposed project provides many positive features such as the 28-foot-wide pedestrian promenade along all bulkheads and additional visitor-serving facilities such as the market and community room. Improvements are planned for the bicycle path alignment. The maximum proposed height of 55'-6" for the boat storage facility is allowed given the expansive view corridor designed into the project. The Department will need additional details on the boat storage operation as it impacts the promenade.

**The Department recommends APPROVAL of DCB #08-015, subject to the following conditions:**

- 1) The Applicant obtains further review and approval from the Department of Regional Planning;**
- 2) The Applicant provides this Department with additional details of the boat storage operation as it impacts the promenade prior to filing an application with the Department of Regional Planning; and**
- 3) Complete design details to include materials and color, promenade improvements (railings, lighting, trash receptacles, etc.), landscape and irrigation, signage, lighting and lighting details are provided post-entitlement.**

SHK:CM:il



To enrich lives through effective and caring service

October 16, 2008



TO: Design Control Board  
FROM: Santos H. Kreimann, Acting Director

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**SUBJECT: AGENDA ITEM 6B - PARCEL 22 - THE CHEESECAKE FACTORY  
4142 VIA MARINA - DCB #08-016**

Item 6B on your agenda is a submittal from The Cheesecake Factory (Applicant) seeking approval of a proposed lower dining patio renovation and after-the-fact approval of exterior improvements. The restaurant is located at 4142 Via Marina.

Description of Project

The project consists of a renovation of the lower dining patio comprised of two sections identified as Lower Patio 4 and Lower Patio 5. Lower Patio 5 is at grade and occupies an area of about 2,500 square feet, while Lower Patio 4 is raised approximately 24 inches and is about 600 square feet in size. The renovation will include new paving, landscaping, fire pits, and cabanas with fans and down lights, and lighting.

The Applicant also requests after-the-fact approval of exterior work conducted on the exterior glass-panel facades facing the patio dining areas and main entry, and a valet shelter.

Paving

The existing stamped concrete floor in the patio area will be replaced with Woodridge Quartzite stone tile pavers in a basket weave pattern. The same stone tile in a diamond tile pattern will be used to accentuate the perimeter of both patios and the cabana seating areas.

Landscaping

A total of nine brick and stucco raised planters within Lower Patio 4 and 5 will be replaced with eight new at-grade planter areas. One planter will include a pre-cast fountain and will be placed near the southwest corner of Lower Patio 5. Additionally, seventeen portable potted/boxed plants will be placed throughout Lower Patio 5. A new irrigation system will be installed for the new planter areas, and the potted plants will be hand-watered. The following drought tolerant plant palette will be considered for the new landscaping areas:

<u>Botanical Name</u>	<u>Common Name</u>
Agave Attenuata	Foxtail Agave
Beaucarnia Recurvata	Ponytail Palm
Echeveria Imbricata	Hen and Chicks

Hesperaloe Parviflora	Red Yucca
Kniphofia Uvaria	Red Hot Poker Plant
Anigozanthob Hybrid	Kangaroo Roo Paw
Phormium 'Burgundy'	New Zealand Flax
Graptosedum 'Vera Higgins'	Coffee Sedum
Kalanchoe Blossfeldiana	Kalanchoe
Oenothera Berlandieri	Mexican Evening Primrose
Myrtus Communis	Myrtle

### Fire Pits

The existing circular brick and stucco gas fire pit on Lower Patio 4 will be replaced with two new 5' long by 3' wide by 1'6" high stone clad gas fire pits. In addition, a new 2'6" diameter and 1'8" high stone clad gas fire pit will be added at the north end of Lower Patio 5. Existing stainless steel gas patio heaters, which are affixed to the floor and fed by underground gas piping, will be relocated as necessary to accommodate the new patio configuration. Any heaters in need of repair will be replaced with new matching heaters.

### Cabana

Decorative fabric covered metal cabana structures are proposed over the seating area just outside the bar at the north end of Lower Patio 5. Each cabana will be 7'6" square and 10' high and covered with Sunbrella material in either a white or black color. Overhead "Casablanca" style fans with down lights (FX-9) are proposed below each cabana. Decorative draperies tied-back to the columns will further accent the cabanas. All draperies and the cabana tops will be made of the same material in the black and white color as well.

### Lighting

The existing decorative light poles will also be relocated as needed to better suit the proposed patio configuration. Any light poles in need of repair will be replaced with new matching light poles (FX-1 and 1A). Additional low-level lighting will be provided to accent the cabanas and the landscape planters. Low-level pathway lighting will be provided at the existing stairs and walkways for added safety. New lighting with low voltage will consist of canopy mounted down-lighting (FX-8), wall-mounted step-lighting (FX-11), in-grade canopy up-lighting (FX-4), in-grade fountain up-lighting (FX-5), landscape up-lighting (FX-3) and linear LED lighting along fire pit edges (FX-2).

### Existing Unapproved Improvements

As part of the restaurant's maintenance program, the existing fixed wood-framed windows along the upper patio façade were repaired. Work included removal and replacement of the window glass and wood stops. The wood grilles applied to the old windows were found to be rotted and were thus removed, but not replaced. The main entrance door also underwent maintenance improvements whereby a new aluminum and glass door and storefront framing replaced an outdated French door. The main

entry storefront system border is painted black and measures 5'3" wide by 10' high and the door measures 3' by 7'.

The restaurant also erected a steel frame with black canvas canopy within the parking lot to house the valet pick-up, drop-off and waiting areas. Included with this work is a concrete slab and black painted low partitions consisting of steel posts and rails with horizontal wood siding infill. The shelter measures 8'9" wide by 12' long and is 10' high.

#### Proposed Hours of Illumination

Applicant is proposing to use a Merlin Control System with a built-in time clock. The restaurant currently closes at 11:00 p.m. Sunday through Thursday and 12:30 a.m. Friday and Saturday. All lighting within the lower patio will be programmed to turn off one hour after closing, or at midnight Sunday through Thursday and 1:30 a.m. Friday and Saturday, for safety and cleaning purposes.

#### **STAFF REVIEW**

The proposed modifications consist of low-scale improvements to the lower patio of The Cheesecake Factory restaurant. The exterior modifications are consistent with the *Specifications and Minimum Standards of Architectural Treatment and Construction*; however, further review and approval by the Department of Regional Planning and Building and Safety will be required. Also, prior to constructing the proposed patio improvements, the Applicant must obtain a renewed Parking Permit from the Department of Regional Planning, allowing it to provide some of its required parking off-site at the County's adjacent public parking lot (Parcel GR).

**The Department recommends APPROVAL of DCB #08-016, with the condition that the Applicant obtains further review and approval from the Department of Regional Planning and the County Engineer, and a renewed Parking Permit from the Department of Regional Planning.**

SHK:CM:ks



*To enrich lives through effective and caring service*

October 16, 2008



TO: Design Control Board  
FROM: Santos H. Kreimann, Acting Director

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**SUBJECT: AGENDA ITEM 6C - PARCEL 12 - ESPRIT I, 13900 MARQUESAS WAY  
- DCB #08-017**

Item 6C on your agenda is a submittal from Esprit Marina del Rey (Applicant) seeking approval of various signs for the newly constructed apartment complex on Parcel 12 located at 13900 Marquesas Way. The Applicant is requesting a total of 14 signs for visitor parking, waterfront public access, business identification, the leasing office, as well as one additional apartment identification sign at the entrance to Marquesas Way.

#### Visitor Parking Signs

The Applicant is requesting two round freestanding directional pole signs consisting of a 24-inch diameter sign on a five-inch wide post pressed into the ground to a maximum height of four feet. The signs will be ¼-inch thick black acrylic brushed aluminum laminate with the lettering applied in 3M-quality exterior vinyl on white vinyl posts. The signs will read "VISITOR" over the word "PARKING" in two-inch high Avery Marine Blue lettering in Zapf Humanist font. One sign will have a left-facing arrow and the other a right-facing arrow. The arrows and the narrow band on the edge of the sign will be the same color as the lettering. The sign with the right-facing arrow will be placed in the planter just to the east of the driveway entrance at the end of Marquesas Way. The left-facing sign will be placed in a planter area just north of the promenade, which runs along the side of the driveway down to the underground parking area below Building 3. Both signs are intended to be up and maintained permanently as an Esprit development Conditional Use Permit requirement to direct visitors to guest parking areas.

#### Public Accessway Promenade Signs

This request is for seven round directional pole signs, each consisting of a 14-inch diameter sign on a three-inch wide white vinyl post, pressed into the ground to a maximum height of two feet. The signs will be ¼-inch thick black acrylic brushed aluminum laminate with the lettering in 3M-quality exterior vinyl. The signs will read "PUBLIC ACCESSWAY" in two-inch high Avery Marine Blue lettering in Zapf Humanist font. The Applicant would like the option of replacing the word "ACCESSWAY" with "WALKWAY", but in either case, all of the seven signs will read the same. The colored band at the edge of the sign and the two decorative bands between the words "PUBLIC" and "ACCESSWAY" will be the same color as the lettering. Three of the signs will be located at each of the street entrances to the promenade. The remaining four signs will be located along the promenade in planters, with three signs on the longer southern arm of the promenade and the fourth sign on the northern arm. These signs are

intended to be up and maintained permanently as an Esprit development Conditional Use Permit requirement directing people to the promenade and identifying it as a public area.

#### Esprit Signage at Pool Entrance

The Applicant proposes one Esprit identification sign measuring 3½ feet high by 3½ feet wide, made of etched vinyl affixed to the interior side of the glass-paneled fence. The sign will read “ESPRIT” in 3½-inch white Optima Roman font lettering below the Esprit signature sailboat logo measuring 35 inches high in gold, brown and dark teal colors. The sign is located on the panel next to the pool entrance door immediately west of Building 3 and off the walkway to the Marquesas Way turnaround.

#### Leasing Office Identification Signage

The proposed leasing office signage consists of two window-mounted vinyl graphics, one on each side of glass double doors, and a third on the adjacent glass pane. Each door will feature lettering and the Esprit logo, together approximately 14 inches high and 20 inches wide. The adjacent glass pane will have lettering approximately seven inches high by 13 inches wide. The signs will be made of etched vinyl affixed to the interior of the glass. The left-side door will feature the text “ESPRIT” and the right-side door will feature the text “LEASING OFFICE” in two-inch white Optima Roman font. Both doors will feature the Esprit signature sailboat logo in white color at a height of nine inches above the lettering. Additionally, to the right of the doors on the lower left corner of the glass façade of the office, signage will be featured in four lines to describe the hours of operation, phone number and web address. All text will be one inch tall in white Optima Roman font. The leasing office is set back from the terminus of the Marquesas Way mole road on the ground floor of Building 3.

#### Marquesas Way Directional/Informational Sign

The Applicant requests the addition of the words “ESPRIT”, “Apartments” and “& Marina” to the existing mole road pole-mounted identification sign located in the center median at the entrance to the Marquesas Way mole road. “ESPRIT” will be in three-inch white Futura BT Heavy font over the words “Apartments” and “& Marina”, which will be in 1.9-inch white Futura BT Bold font. The work consists only of the addition of etched vinyl text to the already-existing mole road identification sign.

### **STAFF REVIEW**

In order to allow the Applicant to have identification signage included on the existing mole road sign, we believe the other apartment complexes on Marquesas Way should also be identified. Accordingly, in addition to the Esprit signage, we recommend the mole road identification sign should also have “VILLA DEL MAR” and “NEPTUNE” included, each over the words “Apartments”, which will, in turn, each be over the words “& Marina”. As with the Esprit signage, we recommend the apartment names each be in three-inch white Futura BT Heavy font and the words “Apartments” and “& Marina”

Design Control Board  
October 16, 2008  
Item 6C  
Page 3

each be in 1.9-inch white Futura BT Bold font. Again, the work consists only of the addition of etched vinyl text with respect to all three apartment complexes to the already-existing mole road identification sign. All other text, graphics and colors in the existing sign will remain unchanged.

Otherwise, as proposed, the signage is consistent with the *Revised Permanent Sign Controls and Regulations* and does not require architectural modifications to the existing facility; however, the number and location of the signs are subject to your Board's approval and that of the Regional Planning Department.

**The Department recommends APPROVAL of DCB #08-017, with the condition that the public access signs be clearly visible and not obstructed by landscaping, and Applicant obtains further review and approval from the Department of Regional Planning.**

SHK:CM:ks



*To enrich lives through effective and caring service*



**Santos H. Kreimann**  
Acting Director  
**Kerry Silverstrom**  
Chief Deputy

October 16, 2008

TO: Design Control Board  
FROM: Santos H. Kreimann, Acting Director  
SUBJECT: **ITEM 6D – UNIFORM PUBLIC HEARING PROTOCOLS**

At the request of the Board of Supervisors, the Chief Executive Officer developed recommendations towards applying the same public hearing protocols used by the Board to all County Commissions. These protocols, which are attached for your reference, were considered by the Board and adopted on September 16, 2008.

It is our obligation to notify your Board of these protocols and to ensure adherence to them. We have already been in compliance with our use of "Request to Address" slips.

SHK:ks  
Attachment



MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

Sachi A. Hamai, Executive Officer-  
Clerk of the Board of Supervisors  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

At its meeting held September 16, 2008, the Board took the following action:

22

The following item was called up for consideration:

The Chief Executive Officer's recommendation to approve protocols relative to the conduct of Commission meetings; also instruct the Chief Executive Officer and the Executive Officer of the Board to notify and ensure that all Commissions adhere to the protocols.

William T Fujioka, Chief Executive Officer, responded to questions posed by the Board and made the following verbal recommendations to amend the attached protocols for the conduct of Commission meetings:

- **REQUESTS TO ADDRESS THE COMMISSION ON AN AGENDA ITEM.** A person requesting to address the Commission will be allowed a total of three (3) minutes per meeting unless the time is adjusted by the Chair as deemed appropriate given the nature of the matter. Requests to be heard must be submitted...; and
- **ADDRESSING THE COMMISSION.** ...shall give their names for the purpose of the record. The Chair may, in the interest of facilitating the business of the Commission, limit or expand the amount of time which a person may use in addressing the Commission.

After discussion, on motion of Supervisor Yaroslavsky, seconded by Supervisor Knabe, unanimously carried, the Chief Executive Officer's attached recommendation was adopted as amended to include the verbiage as detailed above.

07091608\_22

Attachment

Copies distributed:  
Each Supervisor  
Chief Executive Officer  
County Counsel



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA  
Chief Executive Officer

September 16, 2008

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
Los Angeles, California 90012

Dear Supervisors:

## UNIFORM PUBLIC HEARING PROTOCOLS (ALL AFFECTED) (3 VOTES)

### SUBJECT

On August 12, 2008, your Board instructed the Chief Executive Officer (CEO) and the Executive Officer of the Board to develop recommendations towards the adoption of uniform public hearing protocols, as used by your Board, to be applied to all County Commissions.

### IT IS RECOMMENDED THAT YOUR BOARD:

- 1) Approve the attached protocols (Attachment I) relative to the conduct of Commission meetings.
- 2) Instruct the CEO and the Executive Officer of the Board to notify and ensure that all Commissions adhere to these protocols.

### PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On August 12, 2008, your Board directed the CEO and the Executive Officer of the Board to institute the procedure that, as of August 12, 2008, all County Commissions conducting public hearings under Brown Act Rules employ the use of "Speaker Request" Cards as a time management tool.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

*"To Enrich Lives Through Effective And Caring Service"*

**Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only**

The Honorable Board of Supervisors  
September 16, 2008  
Page 2

In addition, the CEO and Executive Officer of the Board were directed to return to your Board with recommendations towards the adoption of uniform public hearing protocols, as used by your Board, to be applied to all County Commissions.

The recommended protocols in Attachment I are consistent with the protocols that have been approved by your Board as it relates to the conduct of regular Board meetings. A copy of "Speaker Request" Card currently used for Board meetings is also attached (Attachment II) as a sample for each Commission to be used in developing its own speaker card.

### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The recommended actions are consistent with the principals of the Countywide Strategic Plan Goal #3 (Organizational Effectiveness) to ensure that the work of the Commissions is conducted in an efficient and effective manner.

### **FISCAL IMPACT**

Not applicable.

Respectfully submitted,



WILLIAM T FUJIOKA  
Chief Executive Officer



SACHI A. HAMAI  
Executive Officer

WTF:ES  
SAH:ef

Attachment

**DUTIES AND POWERS OF COMMISSION CHAIR:** The Chair shall possess the powers, and perform the duties prescribed, as follows.

- a. Have general direction over the meeting and assign seats for the use of the members;
  - b. Preserve order and decorum; prevent demonstrations; order removed from the meeting any person whose conduct he/she deems objectionable; and order the meeting room cleared whenever he/she shall deem it necessary (Government Code Section 54957.9, see Appendix);
  - c. Assure that attendants of the public at meetings shall be limited to that number which can be accommodated by the seating facilities regularly maintained therein. No standees shall be permitted;
  - d. Allocate the length of time for public discussion of any matter in advance of such discussion, with the concurrence of the Commission;
  - e. Allocate equal time to opposing sides insofar as possible taking into account the number of persons requesting to be heard on any side;
  - f. Limit the amount of time that a person may address the Commission during a public discussion period in order to accommodate those persons desiring to speak and to facilitate the business of the Commission;
- **REMOVAL FROM COMMISSION MEETINGS.** At the discretion of the Chair or upon vote of the Commission, Chair may order removed from the meeting any person who commits the following acts of disruptive conduct in respect to a regular, adjourned regular or special meeting of the Commission:
    - a. Disorderly, contemptuous or insolent behavior toward the Commission or any member thereof, tending to interrupt the due and orderly course of said meeting;
    - b. A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting;
    - c. Disobedience of any lawful order of the Chair, which shall include an order to be seated or to refrain from addressing the Commission;
    - d. Any other unlawful interference with the due and orderly course of said meeting; and

Any person so removed shall be excluded from further attendance at the meeting from which he/she has been removed, unless permission to attend is granted upon motion adopted by a majority vote of the Commission.

- e. In addition, any person so removed on the basis of disruptive conduct described above may not be allowed to address the Commission for up to a maximum of ninety (90) days. The period of prohibition from addressing the Commission will be determined by the Commission Chair, or the Commission upon a vote, based on the number and severity of prior incidents of disruptive conduct.
- **REQUESTS TO ADDRESS THE COMMISSION ON AN AGENDA ITEM.** A person requesting to address the Commission will be allowed a total of three (3) minutes per meeting. Requests to be heard must be submitted to the Commission staff through the use of an approved "Speaker Request" form before the item is called. Any individual

found to have engaged in disruptive conduct, as defined above, may be prohibited from addressing the Commission at future meetings as set forth above.

Speaker Request forms shall request the following information from the constituent:

- The name of the Board, Commission or Committee
  - Agenda item number to be discussed or Public Comment
  - If the constituent is in favor/opposed to the agenda item
  - Constituent's name
  - Constituent's telephone number (optional)
  - Constituent's address (optional)
  - Name of organization (if applicable)
  - A brief summary of the constituent's position on the matter
- 
- **ADDRESSING THE COMMISSION.** No person shall address the Commission until he/she has first been recognized by the Chair. The decision of the Chair to recognize or not recognize a person may be changed by order of the Commission. All persons addressing the Commission shall give their names for the purpose of the record. The Chair may, in the interest of facilitating the business of the Commission, limit the amount of time which a person may use in addressing the Commission.
  
  - **USE OF CELL PHONES AND PAGERS DURING COMMISSION MEETINGS.** All pagers and cell phones belonging to the public, press or County personnel must be placed on vibrate mode or be turned off while a Commission meeting is in session.
  
  - **PUBLIC COMMENT - NON-AGENDA ITEMS.** Notwithstanding any other provision of these rules, members of the public shall have the right to address the Commission on items of interest which are within the subject matter jurisdiction of the Commission. A person requesting to address the Commission on a non-agenda item will be allowed up to three (3) minutes per meeting. A person addressing the Commission shall avoid personalities on an agenda or non-agenda item. Any individual found to exhibit disruptive conduct, as defined above, may be prohibited from addressing the Commission on agenda items and during public comment at future meetings as set forth above.
  
  - **ROBERT'S RULES OF ORDER.** The proceedings of the Commission shall be governed by the provisions of law applicable thereto and, except as herein otherwise provided, by Robert's Rules of Order, newly revised. Provided, further, that the failure to follow the Rules of Order or these rules shall not invalidate any action taken.



**REQUEST TO ADDRESS  
THE BOARD OF SUPERVISORS  
OF THE COUNTY OF LOS ANGELES**  
SACHI A. HAMAI  
EXECUTIVE OFFICER

AGENDA NO. \_\_\_\_\_

FAVOR  OPPOSE PUBLIC COMMENT   
AGENDA ITEM OTHER 

NAME (PLEASE PRINT)

PHONE NUMBER  
(     )

ADDRESS (THIS INFORMATION IS OPTIONAL)

NAME OF ORGANIZATION REPRESENTED (IF APPLICABLE)

PLEASE PROVIDE A BRIEF SUMMARY OF YOUR POSITION ON THIS MATTER.

**NOTE: Pursuant to Section 38 of the Rules of the Board, you are hereby advised that if you are here to address the Board regarding a confidential dependency matter under the supervision of the Department of Children and Family Services, you are not to disclose any case identifying information which is made confidential under the provisions of Welfare and Institutions Code Sections 827 and 10850. You are further advised that such a matter is not within the subject matter jurisdiction of the Board, that it is not within the power of the Board to alter the outcome of a court matter and that because of confidentiality laws, the Board may not comment on any such matter. You are requested to forward your comments in writing to the Director of the Children and Family Services Department, 425 Shatto Place, Los Angeles, CA 90020.**

board.doc 4/2006



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**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

October 16, 2008

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 7A - TEMPORARY PERMITS ISSUED BY DEPARTMENT**

Item 7A on your agenda provides an opportunity to advise your Board of permits issued by the Department for temporary banners, signs, and tents. Since our last report, the Department issued the following permits:

- TP #08-012** Temporary permit for one banner at The Organic Panificio displaying "HAPPY HOUR NOW OPEN". The banner was permitted from September 5, 2008 through October 5, 2008.
- TP #08-013** Temporary permit for one banner at The Organic Panificio displaying "The Organic Panificio Waterfront Restaurant GRAND OPENING". The banner has been permitted for October 8, 2008 through November 8, 2008.
- TP #08-014** Temporary permit for one tent at Sapori Restaurant. The tent has been permitted for December 5, 2008 through January 5, 2009.
- TP #08-015** Temporary permit for one banner at Chace Park announcing Green Earth dates. The banner has been permitted for October 18, 2008 only.

Copies of the permits are attached.

SHK:CM:ce  
Attachments (4)



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August 29, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

Chuck Colby  
The Organic Panificio  
4211 Admiralty Way  
Marina del Rey, CA 90292

**TEMPORARY SIGNAGE AT ORGANIC PANIFICIO (PARCEL 33)  
(TP 08-012)**

Dear Mr. Colby:

By means of this letter, Organic Panificio is permitted to place one temporary vinyl banner at its premises located at 4211 Admiralty Way, as indicated below:

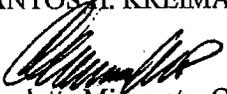
- One 3-foot high by 6-foot wide white banner mounted on the north side of the facility facing Admiralty Way, stating "HAPPY HOUR NOW OPEN" in 2-foot high black and yellow Arial type font.

The banner is permitted from September 5, 2008 through October 5, 2008. The banner must be removed by noon on October 6, 2008. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

No extension will be granted beyond this 30-day permit. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:CE

cc: Wayne Schumaker  
Steve Green  
Jason Rechlecki  
Mark Spiro  
Lynn Atkinson  
Stephen Nguyen



To enrich lives through effective and caring service

October 7, 2008



Chuck Colby  
The Organic Panificio  
4211 Admiralty Way  
Marina del Rey, CA 90292

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**TEMPORARY SIGNAGE AT ORGANIC PANIFICIO (PARCEL 33)  
(TP 08-013)**

Dear Mr. Colby:

By means of this letter, Organic Panificio is permitted to place ONE temporary vinyl banner at its premises located at 4211 Admiralty Way, as indicated below:

- One 3-foot high by 6-foot wide banner mounted on the north side of the facility facing Admiralty Way;

The banner will be white and will state "The Organic Panificio Waterfront Restaurant GRAND OPENING". "The Organic Panificio Waterfront Restaurant" lettering will be 3.4-inches high by 63.7-inches wide in black color. "GRAND" lettering will be 10-inches high by 52.4-inches wide, and "OPENING" will be 10.2-inches high by 67.9-inches wide in red color with a black trim.

While the application submitted is for three banners, only two are being considered pending further review. During this review, ONE banner is allowed as described above from October 8, 2008 through November 8, 2008. The banner must be removed by noon on November 9, 2008. Failure to remove it by this time will result in its removal and storage by the County of Los Angeles at your expense.

If desired, one consecutive 30-day extension may be granted, provided that the request for such is made in writing to the Department *before* the original permit expires. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:CE

cc: Wayne Schumaker  
Steve Green  
Jason Rechlecki  
Mark Spiro  
Lynn Atkinson  
Stephen Nguyen



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October 7, 2008

**Santos H. Kreimann**  
Acting Director

**Kerry Silverstrom**  
Chief Deputy

Jill Peterson  
Pacific Ocean Management  
13575 Mindanao Way  
Marina del Rey, CA 90292

**TEMPORARY TENT AT SAPORI RESTAURANT (PARCEL 56)  
(TP 08-014)**

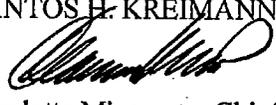
Dear Ms. Peterson:

By means of this letter and the appropriate permits from the County of Los Angeles Department of Public Works, Building and Safety Division (310-534-3760) and the Fire Department (310-358-2380), Satori Italian Restaurant is permitted to place one tent on their patio area at 13723 Fiji Way, Marina del Rey. The tent will be a 20-foot by 25-foot white canopy style with one transparent sidewall on the east side. It will be thirteen feet high at the center and eight feet high at the edges, secured with 70-pound bases at each leg and placed according to the attached site plan.

The tent is permitted from December 5, 2008 through January 5, 2009. The tent must be removed by noon on January 6, 2009. Failure to remove the tent by this time will result in its removal and storage by the County of Los Angeles at your expense. Please note: during this event, public access along the waterfront promenade must be maintained. If you have any further questions or requests, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

**SANTOS H. KREIMANN, ACTING DIRECTOR**

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:CE

Cc: Wayne Schumaker  
Mark Spiro  
Steve Green  
Jason Rechlecki  
Lynn Atkinson  
Sal Iannotti



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October 9, 2008

Jeff Knepper  
The Art of Living  
2016 Euclid Street #13  
Santa Monica, CA 90405

Santos H. Kreimann  
Acting Director  
Kerry Silverstrom  
Chief Deputy

**TEMPORARY BANNER AT BURTON W. CHACE PARK (P-EE)  
(TP 08-015)**

Dear Mr. Knepper:

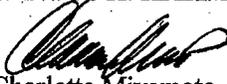
By means of this letter and in conjunction with your permit from our Community and Marketing Services Division, Permits Section, The Art of Living is permitted to install one temporary banner at the picnic area located at 13650 Mindanao Way, as indicated below:

- One 3' high x 6' wide banner mounted horizontally at top of picnic arcade facing the water. The banner will be white vinyl with an 8" green and black logo on top; 10" green lettering stating "100000000"; 7" black lettering stating "The more you plant the greener it gets"; and 5" red lettering stating "Plant a tree today and Stand up for the Millennium Development Goals between 17-19 Oct." The banner will also contain six 7" logos in various colors at the bottom.

The banner is permitted on October 18, 2008 only and must be removed by nightfall that day. Failure to remove by this time will result in its removal and storage by the County of Los Angeles at your expense. Should you have any further questions, please contact Cesar Espinosa at 310-305-9530.

Very truly yours,

SANTOS H. KREIMANN, ACTING DIRECTOR

  
Charlotte Miyamoto, Chief  
Planning Division

SHK:CM:CE

cc: Wayne Schumaker  
Steve Green  
Jason Rechlecki  
Mark Spiro  
Lynn Atkinson  
Angelica Gunderson



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October 16, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board  
FROM: Santos H. Kreimann, Acting Director *[Signature]*

**SUBJECT: AGENDA ITEM 7B - ONGOING ACTIVITIES REPORT**

**BOARD OF SUPERVISORS ACTIONS ON ITEMS RELATING TO MARINA DEL REY**

On September 2, 2008, the Board approved a lease amendment for Parcel 75W, the Marina Professional Building, which provides for adjustments of square foot rental and percentage rental rates, expected to generate an additional \$9,700 in leasehold rent revenue in Fiscal Year 2008-09, and an increase in general liability insurance for the ten-year period ending August 30, 2017.

**REGIONAL PLANNING COMMISSION'S CALENDAR**

On October 15, 2008, the Regional Planning Commission approved the application for the construction and maintenance of a new storage locker for the Marina del Rey Outrigger Canoe Club located at 14110 Palawan Way (Parcel HS).

On October 29, 2008, the Regional Planning Commission is expected to consider applications for the construction of a hotel/timeshare project and a wetlands park on Parcel 9U, located on Via Marina northerly of Tahiti Way, the construction and reconstruction of apartment buildings on Parcels FF and 10, respectively, located on Via Marina and Marquesas Way, and the reconstruction of the anchorage on Parcel 10.

A Department of Regional Planning representative will be present at your meeting to discuss items both scheduled for Regional Planning Commission consideration and already considered.

**LOCAL COASTAL PROGRAM PERIODIC REVIEW UPDATE**

At the California Coastal Commission's October 16, 2008 meeting in Ventura, Coastal staff will present the Marina del Rey Local Coastal Program Periodic Review report, including the findings and recommendations as approved by the Commission at its January 9, 2008 meeting.

The second community meeting to be held by the County's Regional Planning Department to discuss the process and public participation with respect to the County's response to the Commission-adopted Periodic Review findings and recommendations has been scheduled for Thursday, October 29, 2008, from 6:00 p.m. to 8:00 p.m. at the Marina del Rey Hotel, 13534 Bali Way, Marina del Rey, CA 90292.

**SMALL CRAFT HARBOR COMMISSION MINUTES**

The Small Craft Harbor Commission minutes for the August 2008 meeting are attached. The September 2008 meeting was cancelled.

**MARINA DESIGN GUIDELINES UPDATE**

The draft Marina del Rey Design Guidelines document is in the public review process. RRM Design Group will be accepting public comment through October 22, 2008.

**REDEVELOPMENT PROJECT STATUS REPORT**

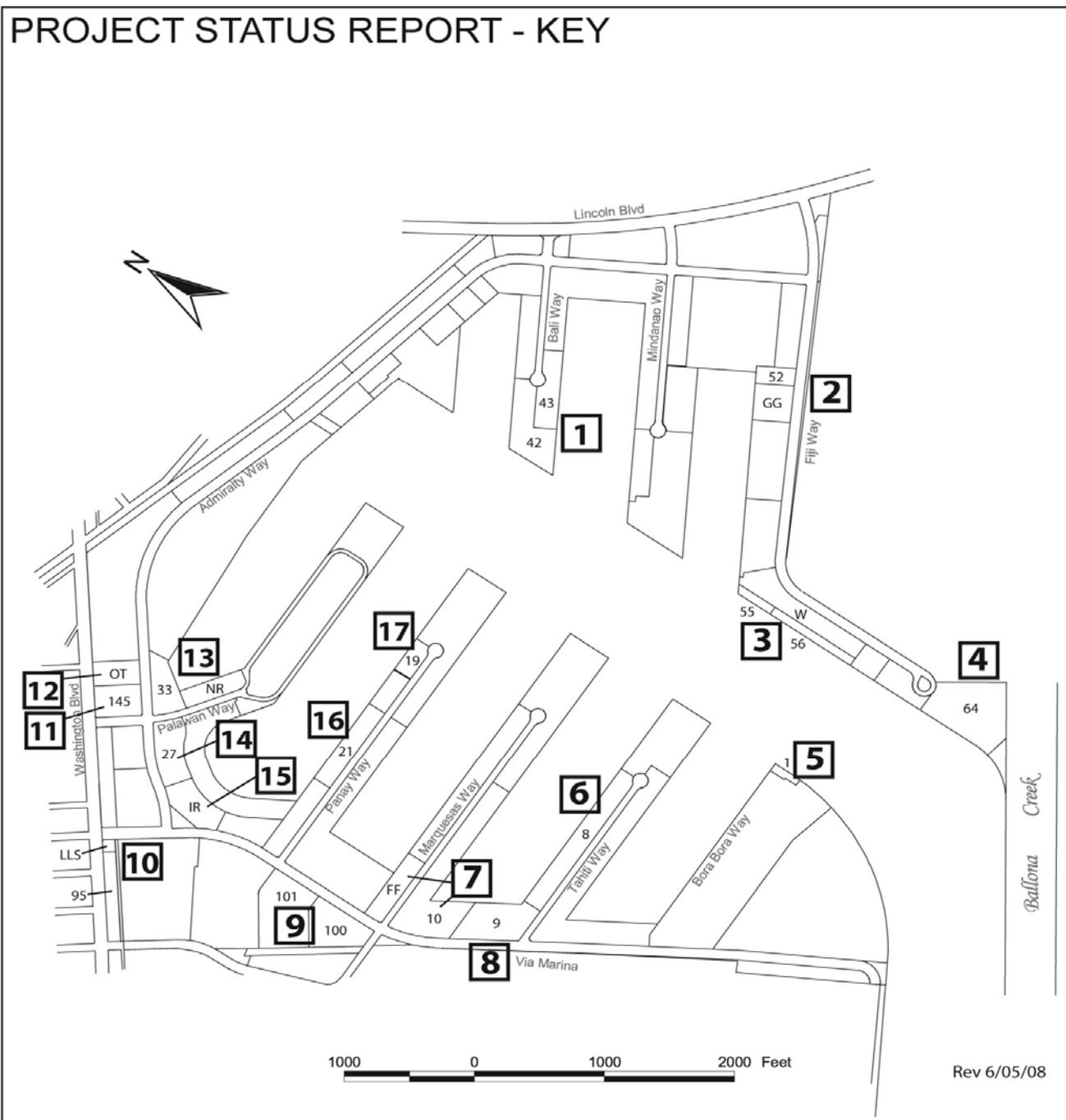
Attached is a copy of the project status report providing details and the current status of projects in the redevelopment process in the Marina. Copies of this report are also available at the Lloyd Taber-Marina del Rey Public Library and on the Department's web site ([marinadelrey.lacounty.gov](http://marinadelrey.lacounty.gov)).

SHK:CM:ks  
Attachments (3)

**Marina del Rey Redevelopment Projects  
Descriptions and Status of Regulatory/Proprietary Approvals  
As of October 7, 2008**

Map Key	Parcel No. -- Project Name/Lessee	Lessee Name/ Representative	Redevelopment Proposed	Massing and Parking	Status	Regulatory Matters
1	42/43 -- Marina del Rey Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation and dock replacement	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
2	52/GG - Boat Central/ Pacific Marina Development	Jeff Pence	* 367-vessel dry stack storage facility * 30-vessel mast up storage space * Sheriff boatwright facility	Massing -- 70' high boat storage building partially over water and parking with view corridor Parking -- All parking required of the project to be located on site, public parking to be replaced on Parcel 56	Proprietary -- Term sheet approved by BOS on July 2006; SCHC approved Option March 2007; BOS approved Option May 2007 Regulatory -- DCB, on May 2007 (continued from March 2007 meeting; April meeting cancelled) DISAPPROVED project. Regional Planning application in preparation.	LCP amendment to allow proposed use and to transfer Public Facility use to another parcel
3	55/56/W -- Fishermans Village/ Gold Coast	Michael Pashaie/ David Taban	* 132-room hotel * 65,700 square foot restaurant/retail space * 30-slip new marina * 28 foot-wide waterfront promenade	Massing -- Nine mixed use hotel/visitor-serving commercial/retail structures (eight are 1 or 2-story and one 60' tall hotel over ground floor retail/ restaurant), parking structure with view corridor Parking -- All parking required of the project to be located on site; must include parking for adjacent Parcel 61 lessee (Shanghai Reds) and replacement parking from Parcel 52	Proprietary -- Lease documents approved by BOS December 2005 Regulatory -- DCB hearing May 2006, item continued; approved in concept July 2006. Regional Planning application filed May 2007	Shared parking analysis
4	64 -- Villa Venetia/ Lyon Capital	Frank Suryan/ Mark Kelly	* 479-unit residential complex (includes 263 apartments and 216 condominium units) * 3,000 square-foot accessory retail space * 18-slip marina with water taxi slip * 28 foot-wide waterfront promenade and parkette	Massing -- Three buildings, two that are 140' tall, consisting of 11-12 floors of residential and 2 above-ground parking levels, and the third that is 84' tall, consisting of 6 floors over raised podium and plaza level with expansive covered parking Parking -- All parking required of the project to be located on site	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB conceptual approval October 2006; Regional Planning application filed December 2006	
5	1 -- Marina del Rey Landing/ Harbor Real Estate	Greg Schem	* New fuel dock facility with high-speed pumps and automatic payment * 3,300 square-foot dock mart and restrooms * New marina with 10 slips and transient berths * Public promenade and public view decks	Massing -- 1-story structure on the dock and on landside, each 19' tall Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval May 2007; DCB approved final design with conditions August 2008; Regional Planning Commission approved CDP and CUP on May 14, 2008. CCC approved waterside improvements March 2008.	
6	8 -- Bay Club / Decron Properties	Mark Wiesenthal	* Building refurbishment, no new construction * Docks will be reconstructed	No changes	Proprietary -- Term sheet approved by BOS August 2008 Regulatory -- DCB continued from July 2008 and approved concept August 2008	
7	10/FF -- Neptune Marina/ Legacy Partners	Sean McEachern	* 526 apartments * 161-slip marina + 7 end-ties * 28 foot-wide waterfront promenade * Replacement of public parking both on and off site	Massing -- Four 55' tall clustered 4-story residential buildings over parking with view corridor Parking -- 103 public parking spaces to be replaced off site	Proprietary -- Term sheet approved by BOS August 2004; lease documents approved by BOS August 2008 Regulatory -- DCB approval in concept June 2006; Regional Planning application filed November 2006; scheduled for RP Commission 10/29/08 agenda	LCP amendment to allow apartments on Parcel FF Parking permit to allow 103 replacement public parking spaces off site Replacement of Parcel FF open space
8	9 -- Woodfin Suite Hotel and Vacation Ownership/ Woodfin Hotels	Mark Rousseau	* 19-story, 288-room hotel (152 hotel rooms and 136 timeshare suites) * 5-story, 332-stall parking structure * New public transient docks * 28 foot-wide waterfront promenade * Wetland park	Massing -- 19-story hotel with 5-story parking structure, 225' tall, on northern half of parcel with view corridor and wetland park on southern half Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS February 2007 Regulatory -- DCB initial hearing May 2006, item continued; approved in concept June 2006; Regional Planning application filed November 2006; EIR scheduled for RP Commission 10/29/08 agenda	Timeshare component Wetland
9	100/101 -- The Shores/ Del Rey Shores	Jerry Epstein/ David Levine	* 544-unit apartment complex * 10 new public parking spaces	Massing -- Twelve 75' tall 5-story residential buildings Parking -- All parking required of the project to be located on site plus 10 public beach parking spaces	Proprietary -- Lease extension Option approved by BOS December 2006 Regulatory -- Regional Planning approval June 2006; BOS heard appeal February 2006; continued to March 2007 where project was approved. Per court order, EIR being redone as to grading	
10	95/LLS -- Marina West Shopping Center/ Gold Coast	Michael Pashaie/ David Taban	* 72-unit apartment complex * 10,000 square-foot restaurant * 22,400 square-foot commercial space * Gateway parkette on Parcel LLS	Massing -- One 42' tall retail building, three 60' tall mixed-use residential/retail buildings and parkette Parking -- All parking required of the project to be located on site	Proprietary -- Term Sheet approved by BOS October 2007 Regulatory -- DCB initial hearing May 2006; item then on June, July, and September agenda; conceptual approval granted November 2006	
11	145 -- Marina International Hotel/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* Complete renovation	No changes	Proprietary -- Term sheet under negotiation Regulatory -- To be determined	
12	OT -- Admiralty Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	* 114-unit senior retirement facility * 5,000 square feet of retail space * Replacement public parking both on and off site * Public accessway from Washington to Admiralty	Massing -- One 5-story residential (senior) building over ground-floor retail and parking, 65' tall Parking -- All required project parking to be located on site; 92 public parking spaces to remain on site, 94 public parking spaces to be replaced off site near Marina Beach	Proprietary -- Lease documents approved by BOS July 2008. Regulatory -- DCB conceptual approval August 2005; Regional Planning application filed May 2006	LCP amendment to allow proposed use Parking permit for senior retirement facility Parking permit to allow some replacement public parking off site
13	33/NR -- The Waterfront	Ed Czuker	* 292 apartments * 32,400 square-foot restaurant/retail space * Rooftop observation deck * Replacement public parking both on and off site	Massing -- Three 5-story mixed use residential/retail buildings (two 44' tall and one 61' tall) with view corridor Parking -- All required project parking to be located on site; 69 public parking spaces to be replaced on site.	Proprietary -- Lease documents in process and economic terms being negotiated Regulatory -- DCB concept approval August 2004; revised project to DCB on August 2008 which was continued to October 2008; awaiting	LCP amendment to allow proposed use Parking permit to allow some replacement public parking off site
14	27 -- Jamaica Bay Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 69 additional hotel rooms * Renovate balance of property * Marina Beach Promenade	Massing -- 4-story, 45' tall, hotel expansion with view corridor Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents approved by BOS May 2006 Regulatory -- DCB conceptual approval obtained October 2005 and final design approval August 2008; Regional Planning application filed December 2005 and Commission approved August 2007. Plancheck application filed	
15	IR -- Marriott Residence Inn/ Pacifica Hotels	Dale Marquis/ Mike Barnard	* 147-room hotel * Replacement of public parking both on and off site * Marina Beach Promenade	Massing -- Two hotel buildings above parking, 45' tall, with view corridor Parking -- 197 public parking spaces to remain on site, 20 or 89 public parking spaces to be replaced off site depending on intersection project	Proprietary -- Lease documents approved by BOS Oct 2006 Regulatory -- DCB approved in concept February 2006; Regional Planning application in preparation	LCP amendment to allow proposed use Parking permit to allow some replacment public parking off site
16	21 -- Holiday Harbor Courts/ Goldrich & Kest Industries	Jona Goldrich/ Sherman Gardner	Phase 1 * 5-story, 29,300 square-foot mixed-use building (health club, yacht club, retail, marine office) * 92-slip marina * 28 foot-wide waterfront promenade and pedestrian plaza Phase 2 (Parcel C) * Westernmost portion of land to revert to County for public parking	Massing -- One 56' tall commercial building with view corridor Parking -- All parking required of the project to be located on site, including 94 replacement spaces from OT and Parcel 20 boater parking	Phase 1 Proprietary -- Lease documents approved by BOS July 2008 Regulatory -- DCB conceptual approval obtained August 2005; Regional Planning application (landside) filed September 2006 Phase 2 (Parcel C) DCB hearing March and April 2006, item continued	CDP for landside from Regional Planning CDP for waterside from Coastal Commission Parcel 20 CDP amendment from Regional Planning to transfer Parcel 20 Phase 2 (6,025 sf yacht club, 2,300 sf office space, 231 parking spaces) to Parcel 21
17	19 -- Administration Building/ Department of Beaches and Harbors (Alternate sites being considered)	N/A	* 26,000 square-foot County administration building	Massing -- One 56' tall building consisting of 2 floors office space over 3 parking levels Parking -- All parking required of the project to be located on site	Proprietary -- Lease documents in process with Parcel 20 lessee for parcel reversion Regulatory -- DCB agenda May 2006 and November 2006; DCB workshop held January 2007	See Item #2 above

# PROJECT STATUS REPORT - KEY



Rev 6/05/08

**SMALL CRAFT HARBOR COMMISSION  
MINUTES  
August 14, 2008**

Commissioners Present

Russ Lesser, Chairman; Vanessa Delgado, MPA, Vice –Chairman; Albert Landini, Ed.D; Albert DeBlanc, Jr. Esq.

Department of Beaches and Harbors

Santon Kreimann, Acting Director, Beaches and Harbors; Dusty Crane, Community and Marketing Division

County Staff

Thomas Faughnan, Principal Deputy County Counsel; Beverly Moore, MdR Convention and Visitors Bureau; Captain Oceal Victory, Lieutenant Reginald Gautt from the Sheriff's Department; Michael Tripp, Regional Planning

**CALL TO ORDER, ACTION ON ABSENCES AND PLEDGE OF ALLEGIANCE**

Chairman Lesser called the meeting to order at 9:35 a.m. The Commissioners, staff and members of the public stood and recited the Pledge of Allegiance.

**ACTION ON ABSENCES**

Commissioner Lesser announced all four Commissioners were present. Vice-Chairman Delgado announced that she will not be attending the September Commission meeting.

**APPROVAL OF MINUTES**

Chairman Lesser opened the floor to public comments.

No public comment.

**A motion was made by Commissioner Landini and Seconded by Vice-Chair Delgado to approve the minutes from the July 16, 2008, meeting. This motion was unanimously approved.**

**ITEM 3a: Marina Sheriff – Crime Statistics**

Lt. Reggie Gautt provided the Commissioners with copies of the year-to-date crime stats. He spoke in reference to their crime stats, saying that they have not hit any big peaks or valleys. However, they did have an incident that occurred on July 24, 2008 wherein a victim was knocked off his bike and the suspect took off with the bicycle. That was the only robbery they had within the Marina area at that time. On the boat side, a burglary was on the “G” basin, wherein a lap top was stolen. The last burglary prior to that was in May.

Commissioner DeBlanc asked about the robbery involving the bicyclist, ages of the victim and the suspect.

Lt. Gautt said the suspects were juveniles, but he did not have the age on the victim.

Commissioner Landini said the report would be more effective if they had something like a simple 8 ½ map showing the boundaries of the reporting districts.

Commissioner DeBlanc preferred an analytical cluster map style, like a pin map.

Lt. Gautt said this is something that they had been working on.

Chairman Lesser said that serious crimes against people remain very low. It's the burglaries and the grand thefts that seem to be on the increase.

Lt. Gautt said they are attempting to use their "cop-link" information and other resources outside the Marina to help deal with some of those issues.

There was no new information from the Sheriffs on the Liveboard Report.

Chairman Lesser noted that more "Notices to Comply" were issued, liveboards have increased, current permits are going up, and progress has been made.

**ITEM 3b: Marina del Rey Beach and Special Events**

Dusty Crane reported on the Marina del Rey Summer Concert series. She said there are three more concerts to go; Fisherman's Village continues to do an excellent job on the concerts, the Marina del Rey Waterbus has been doing outstandingly, with Espirit 1 opened up its stop with fifty-six (56) riders last weekend. Sailing continues on Wednesday and Thursday nights. The Beach Shuttle has been making their rounds and rider-ship has picked up, thanks to the success of aggressive marketing and promotion.

Ms. Crane said Manhattan Beach Volleyball continues every Sunday at 2 p.m. and Wednesday at 5 p.m. during the summer. The G.I. Joe Walk takes place from Hermosa Beach Pier to Manhattan Beach Pier on the soft sand. Hermosa Beach will be holding their annual festival over the Labor Day weekend with entertainment, food and festivities.

**ITEM 3c: Marina del Rey Convention and Visitors Bureau**

Beverly Moore shared a recent centerfold article found in the June journal of the American Sailing Association about Marina del Rey. Ms. Moore spoke about “E” news releases an electronic form, known as Optimized Press Releases, a new advertising tool being used by the Visitors Bureau to advertise news about the Marina del Rey community via the internet.

Chairman Lesser asked for any reports from the Commissioners. No comments. However, there was a comment from the public comment.

Nancy Marino, public speaker, asked about marketing costs and its returns on investments.

Chairman Lesser stated that a lot of revenue is funded through a fund created by hotels, etc.

Dusty Crane stated that the Marina del Rey Convention and Visitors Bureau (CVB) was a combination of private and some public money. Since 1990 Department Beaches and Harbors has had a total budget of \$250,000 for promotion of Marina del Rey, and \$92,000 of that has been put aside for the public and Discover Marina del Rey funding.

Ms. Crane said that the rest of the money has come from six (6) hotels, and each one of them put a 1% on the room cost only. That funding has (basically) the majority of the funding for the CVB.

**ITEM 4: Old Business**

There is no old business.

**ITEM 5: New Business**

There is no new business.

Chairman Lesser asked about upcoming projects.

Mr. Kreimann reported that there are several upcoming projects. The preliminary business terms on Parcel 8 (The Bay Club), and Parcel 33, is nearly completed, and is expected to be back before the Commission at the next meeting.

**ITEM 6: Staff Reports – Ongoing Activities**

Mr. Kreimann said that on July 22, 2008, the Board approved the increase in Kayaking Class/Tour registration fees, and Kayaking rental rates at Burton Chace Park. Also, on July 15<sup>th</sup> they approved the lease documents and option agreements for Parcel OT and Parcel 21 both previously endorsed by the Commission in June of 2008.

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Mr. Kreimann spoke about The Del Rey Shores project. As a result of a lawsuit filed by the Homeowners Association, the Court directed the lessee to go back and recirculate a portion of the environmental document dealing with the excavation and the transportation of soil from that particular location. He said that was the only portion the Judge agreed that required recirculation of the environmental document.

Mr. Kreimann said there are no issues pending at the Planning Commission.

Mr. Kreimann said that the City of Los Angeles has requested to present to the Commission the Venice Pumping Dual Force Main Project. The presentation will be at the upcoming September meeting. He said that the City was asked to widely publish the meeting and to handle all the outreach in notifying the public of this presentation.

Chairman Lesser said some Marina residents oppose running the new City sewer line through the Marina.

Mr. Kreimann said there are three (3) different alternatives; one will run along the beach, one on Pacific Avenue and the other one (which is the Cities preferred option), would run through Via Marina, and then cut across and go under the Channel, and lay the pipe all the way down to the Hyperion Plant.

Mr. Kreimann gave a report on the Percentage Rents on Apartments. He reported that the Department received 10 1/2% on all of the Parcels/Apartments, with the exception of Parcel 18, that pays a 12%.

Mr. Kreimann spoke about the Kayak Rental Report. He said there was some discussion last month about the availability of renting kayaks. There are two locations in the Marina that provide that service. They are the Marina Boat Rentals at Fisherman's Village and the U.C.L.A. Aquatic Center also provides that service.

Mr. Kreimann discussed Public Use of the Boathouse. He said there is a Capital Improvement Project slated to commence, and the Department is still finalizing the seismic issues with that particular building. He anticipates that project moving forward within the next six months or so. The Department (and other County Departments that require meeting space) uses the downstairs facility for meetings. However, no one is allowed to use the second story of that building space because it is not ADA compliant.

Ms. Delgado asked about The Design Control Board Meeting minutes. She wanted to know why four months of minutes had not been approved.

Mr. Kreimann said due to unanticipated changes and audio difficulties, the minutes were not available. However, they should be available next month.

Mr. Thomas Faughnan added that due to a specially notice meeting two months ago, and they do not approve minutes at specially notice meetings so there is a backlog.

Ms. Delgado asked if there was a controversial issue pertaining to the Del Rey Shores Project stock pile removal.

Mr. Faughnan said it's a routine condition of a construction project. He said the Court determined that they did not adequately analyze the potential impacts in the report. Originally they had intended to reutilize all of the soil on site, and then a subsequent change in the plans (after they had initially circulated the document) determined that they needed to do this off site disposal but there was no supplemental analysis. He said the Court determined that was a significant enough potential impact that required analyses and recirculation.

Chairman Lesser opened the floor to public comments.

Mr. Jon Nahhas asked what defines old business and who defines that in these meetings. He specifically referenced the unlawful detainer business.

Mr. Faughnan replied that items of new business and old business are action items that would require the approval of the Commission. The unlawful detainer issue has always been treated as a staff report issue. It's not an action item that they need to approve or not approve. Basically, its information they have requested and we are reporting back on.

Mr. Dan Gottlieb, representing the Marina Strand Colony, spoke on issues relating to the environmental report; issues of the gravel, the discrepancies in the Environmental Impact Report (EIR).

Mr. Faughnan said the action that was reported (in the report) is that the Board of Supervisors has set aside its approval of that project and has sent it back to Regional Planning for the further environmental analyzes and the recirculation. He said once that happens, and Mr. Gottlieb has had a chance to review the Supplemental EIR draft, an environmental document is ultimately prepared.

Mr. Faughnan said it would be appropriate for him to raise any comments he may have in the environmental process and not before this Board because this Commission does not have jurisdiction over those matters. No one here has the involvement in the environmental process to address his concerns, so he advised him to address his concerns in the environmental process to those agencies that are reviewing those documents.

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Mr. Gottlieb asked if he could obtain information on whom those agencies are.

Chairman Lesser asked if someone could keep Mr. Gottlieb informed on where that review is going to be and when it will take place.

Mr. Tripp said the Department of Regional Planning is performing that review and he will notify Mr. Mr. Gottlieb.

Ms. Nancy Marino questioned the legitimacy of the MDR Oceana LLC. She asked why is it called Admiralty Courts on the status reports. She said it has been inconsistently listed under different names.

Mr. Faughnan said MDR Oceana is the name of the ownership entity, the prospective lessee in this case, and Admiralty Courts is the proposed name of the (development) building.

Ms. Marino said Mr. Zolla, the Consultant who ran that meeting, has refused to provide them a copy of the March 8<sup>th</sup> EIR report, stating that the draft report is only available to agencies for review before it is released to the public. She wanted to know if their remarks were in the EIR/NOP was their objections to the legitimacy of meeting in the summary report that went into the draft EIR. She said this is an abusive process and it is in violation of the Brown Act.

Chairman Lesser asked Mr. Faughnan if there have been any violations of the Brown Act.

Mr. Faughnan said there has been no violation of the Brown Act nor has there been any violation of the California Environmental Quality Act. He said the draft EIR is first circulated to public agencies for their comments and once they are completed it is published for the public.

Mr. Tripp added that the report has not yet been released to the County Departments.

Ms. Carla Andrus spoke of Goldrich and Keich being out of compliance with their Conditional Use Permit on the Monte Carlo. The residents are supposed to be sixty-two (62) and over.

Chairman Lesser asked Mr. Faughnan to review the Conditional Use Permit to see if Goldreich and Keich are in compliance and report back to the Commission next month.

Chairman Lesser requested the Marina del Rey Lessees Association to give him a report on the Unlawful Detainer project.

Mr. Tim O'Riley, Executive Director of the Marina del Rey Lessee's Association. He gave a report on Unlawful Detainer actions filed during the month June 2008. Del Rey Shores (0), Villa del Mar (1-apt. and 1-boat slip; both for non-payment of rent. Both were paid and remain on the premises), Dolphin Marina, grouping of Goldrich and Keich properties (0), Mariners Bay (2-boat slips for non-payment of rent), Tahiti Marina (1- boat slip for violation of the liveboard policy), Neptune Marina (0), the Boatyard (0), Marina Harbor (4-apts. for non-payment of rent. All units paid and remain on the premises), Archstone (8-apts. for non-payment of rent), Bay Club (1-boat slip for non-payment of rent), Oakwood (0), Del Rey Professional Association (0), Marina City Club (0), California Yacht Club (0), Pier 44 (0), but they issued some 3-day "Notices to Pay Rent or Quit" for non payment of rent, and some expired insurance policies. The only property that did not respond was Villa Venetia.

Mr. O'Riley said since Mr. Ring's properties are not part of the Association, he could not provide any information. This report will be forward to Mr. Kreimann.

Mr. Jon Nahhas commented on the accuracy of the report. He said one month of data (June) is not enough time. There should be one year of documentation accumulated.

Chairman Lesser asked that Mr. O'Riley request Mariner's Bay to provide the Department with the amount of Unlawful Detainers they received in July 2008 (as well).

### **COMMUNICATION FROM THE PUBLIC**

Mr. Nahhas raised issues on the boat rent at Espirit 1.

Chairman Lesser requested that the Department analyze the rentals and see if Espirit 1 is in compliance with their lease, and with the County's rent policy. He also requested a report from the Department on how many boats and slips are being filled up.

Mr. Bill Vresak asked if there will be a Regional Planning meeting on August 21, 2008, at Marina del Rey Hotel from 6 p.m. to 8 p.m.

Mr. Tripp replied that there will be a public meeting with the Regional Planning Department explaining the comments that they are going to receive from the Coastal Commission about the periodic review. He said that the Commission will not be presiding over the meeting, and nothing will be voted on by the Planning Commission.

Mr. Vresak spoke on the homeless issue with the City of Santa Monica. He asked what the County's stance will be to alleviate the homeless situation when redevelopment begins.

Mr. O'Riley spoke about the Venice Pumping Dual Force Main Project meeting. He said at last month's meeting Mr. Levine asked the Commission to urge the Board to take a hard look at this project and perhaps (even) oppose this project going through the Marina.

Mr. Landini said he could not vote on the Venice project since he is an employee of the City of Los Angeles he would have to abstain.

Mr. O'Riley said he would not like to see the City make a presentation and the Commission unable to take some kind of action or make some kind of a request.

Mr. Faughnan said there is no vote to be taken, that this will be an informational presentation by the City of Los Angeles.

Chairman Lesser said if all four Commissioner's will not be present at the September meeting the presentation can be postponed until October 8, 2008, meeting.

Ms. Delgado said she will notify the Department if she can rearrange her schedule to be able to attend.

Chairman Lesser asked about a status report on the missing Commissioner.

Mr. Kreimann said applicants are still being interviewed.

Ms. Marino asked if there was a waiver of any ground rent obligations on Espirit 1 during the eight years of construction.

Mr. Kreimann said as part of the agreement, lease rent was not to be paid during construction of this project.

Chairman Lesser asked the Department for a report on the lease for next month's meeting.

Ms. Marino asked that the Espirit 1 report be on the agenda as a separate item for next month's Commission meeting, and for an update on the Bar Harbor lease violation.

Chairman Lesser said Parcel 15 issues are under negotiation and will not be put on the agenda. The Espirit 1 issue will be put on the agenda to discuss.

## **ADJOURNMENT**

Chairman Lesser adjourned the meeting at 11:29 a.m.

Respectfully Submitted By: Lynetta Jordan, Commission Secretary



*To enrich lives through effective and caring service*



October 16, 2008

Santos H. Kreimann  
Acting Director

Kerry Silverstrom  
Chief Deputy

TO: Design Control Board  
FROM: *Kerry Silverstrom for*  
Santos H. Kreimann, Acting Director

**SUBJECT: AGENDA ITEM 7C - MARINA DEL REY AND BEACH SPECIAL EVENTS**

### **MARINA DEL REY EVENTS**

#### **MARINA DEL REY OUTDOOR ADVENTURES 2008**

Sponsored by the Los Angeles County Department of Beaches and Harbors  
Burton Chace Park ♦ 13650 Mindanao Way ♦ Marina del Rey ♦ Ca ♦ 90292

#### **Harbor Kayaking Program**

Saturdays

October 25 and November 22

11:30 a.m. – 1:45 p.m.

Come and take a kayaking lesson in the Marina del Rey harbor. This two-hour session begins with Los Angeles County Lifeguard kayak and water safety instruction. The group will then have the opportunity to enjoy Marina del Rey's basins. This is a great opportunity for families to have a fun and educational day in Marina del Rey.

Program requires pre-registration. Fees are \$30 (youths 10 – 18) and \$35 (19 or older). Fees must be paid upon registering.

#### **Surf Kayaking Program**

Saturdays

October 25 and November 22

8:00 a.m. – 11:00 a.m.

Los Angeles County Department of Beaches and Harbors is offering a Surf Kayaking Program. Participants will get the opportunity to kayak through the Marina del Rey harbor and head out to the North Jetty, where they will surf the waves aboard sit-on-top kayaks. Los Angeles County Ocean Lifeguards will instruct the outing.

Program requires pre-registration. Fees are \$30 (youths 10 – 18) and \$35 (19 or older). Fees must be paid upon registering.

For more information on all Kayaking Programs call: (310) 305-9587

**FISHERMAN'S VILLAGE WEEKEND CONCERT SERIES**

Sponsored by Pacific Ocean Management, LLC  
All concerts from 2:00 p.m. – 5:00 p.m.

**Saturday, October 18**

"Friends" Bobby Griffins Band, playing Rhythm & Blues

**Sunday, October 19**

The John Brown Band, playing Classic Rock/Pop

**Saturday, October 25**

Moondance, playing Big Band Swing

**Sunday, October 26**

Sullivan Hall Band, playing Soul Review

For more information call: Pacific Ocean Management at (310) 822-6866

**BEACH EVENTS**

**Wake Up With The Waves**

Santa Monica Pier  
Saturdays  
9:00 a.m. to 11:00 a.m.

Wake up with the Waves is a FREE interactive young children's concert series.

**October 18**

Rock Theatre with Jani and Dana

**October 25**

"Santa Monica Pier Halloween Beach Bash" hosted by Michael Cladis

For more information call: (310) 458-8900 or visit website <http://www.santamonicapier.org>

**DRAFT**

**MINUTES  
OF  
MARINA DEL REY  
DESIGN CONTROL BOARD**

**August 28, 2008, 6:30 p.m.**

**Department of Beaches and Harbors  
Burton Chace Park  
Community Building – 13650 Mindanao Way  
Marina del Rey, CA 90292**

Members Present: Susan Cloke, Chair, First District  
Peter Phinney, A.I.A., Vice-Chair, Fourth District  
Simon Pastucha, Third District  
Tony Wong, P.E., Fifth District

Absent Member: David Abelar, Second District

Department Staff Present: Santos H. Kreimann, Acting Director  
Charlotte Miyamoto, Planning Division Chief  
Ismael Lopez, Planner  
Teresa Young, Secretary

County Staff Present: Tom Faughnan, Principal Deputy County Counsel  
Michael Tripp, Department of Regional Planning

Guests Testifying: Matthew Simon, Caruso Affiliated  
Paul Collins, Pac Design  
Greg Schem, Harbor Real Estate  
Nancy Vernon Marino  
Bruce Russell, Marina Citizen  
Carla Andrus, MdR Resident  
Judy Burns, MdR Resident  
Victoria Pakshong, Place Landscape  
Gina Martinez, Place Landscape  
Derek Jones, EMC Development, LLC  
Dale Yonkin, Nadel Architects  
Afsaneh Riahi, Nadel Architects  
Steven Cho, MdR Outrigger Canoe Club  
Barry Fisher, LA Rowing Club  
Dan Gottlieb, Marina Strand Colony II Resident  
Dave Lumien, Fairwind Yacht Club  
Dorothy Franklin, We Are MdR

Dorie Fullerton, MdROCC  
David Nagel, Decron  
Chuck Colby, The Organic Panifico

1. **Call to Order, Action on Absences and Pledge of Allegiance**

**Ms. Cloke called the meeting to order at 6:40 p.m. Mr. Pastucha led the Pledge of Allegiance**

2. **Approval of Minutes**

**Ms. Cloke (Phinney) moved to table the July 17, 2008 minutes**

Board returned to Approval of the July 17, 2008 minutes

**Ms. Cloke (Wong) moved to approve the July 17, 2008 minutes with the following changes (underlined):**

- On page 3 of 6 underneath Board Comments first paragraph now reads **the Spathodea Capanulata African tulip tree.**
- Page 5 of 6 item number 3 now reads **The length of the building needs to be taken into consideration.**
- Page 5 of 6 item number 6 now reads **Be consistent in your color palette.**
- Board Comments of Mr. Phinney inserted for Parcel 8 of Bay Club

3. **Design Control Board Review**

A. **Parcel 50 - California Pizza Kitchen at Waterside MdR - DCB #08-008**

Approval of the record of DCB's July 17, 2008 action for after-the-fact approval of four planters

**Ms. Cloke (Pastucha) moved to approve DCB#08-008 with conditions and include that plant palette be consistent with Waterside Marina {Unanimous consent}**

B. **Parcel 125H - The Marina del Rey Ritz-Carlton Hotel - DCB #08-009**

Approval of the record of the DCB July 17, 2008 action

**Ms. Cloke (Pastucha) moved to approve DCB#08-009 as submitted. {Unanimous consent}**

C. **Parcel 27 - Jamaica Bay Inn - DCB #05-020-B**

Approval of the record of the DCB July 17, 2008 action for conditional approval of renovation and expansion

Ms. Cloke asked Ms. Pakshong to state the changes made for the record

Ms. Pakshong stated the following changes:

- Admiralty Way Trees - Changed to California Sycamore trees, a native tree
- Beach Access Plantings - Changed to include Phormiums to further accentuate the access way and add to the break in the plantings. She added that Daylilies were also added to plantings borders along the beach access path
- Hotel Entrance - Australian Tree Ferns were eliminated throughout the site and Red Leaf Banana Trees are now proposed in three pots by the entryway. She also noted that an assortment of colorful plantings was included to add a more festive feel to the entryway

Ms. Cloke asked about the ginger within the landscape plans as requested

Ms. Pakshong stated that ginger will be added to potted plantings. She added that plants requiring a high level of water will be potted to maintain the water level at a controlled environment, which includes ginger and red leaf banana trees. Ms. Pakshong also noted that more Hibiscuses was added throughout the site to replace Iceberg Roses and Philodendron, which provides a variety of color and more of a tropical feel to the landscape

Ms. Cloke stated that street trees along Palawan may be either native or native compatible, which will be determined by the Applicant as the project moves forward in the building phase

Ms. Pakshong noted that the trees will have an overall urban feel

Ms. Cloke agreed and stated that the tree species will be determined by further consultation between the Applicant, staff and the Board

**Ms. Cloke (Pastucha) moved to reconsider Design Review approval of DCB #05-020-B {Unanimous consent}**

**4. Consent Agenda (Agenda Items 6 D and E were taken out of agenda order)**

**Parcel 50 - Bank of America - DCB #08-013**

Consideration of a new logo on existing business identification signage

**Mr. Wong (Pastucha) moved to approve DCB #08-013 as submitted. {Unanimous consent}**

**Parcel 50 - Waterside Marina del Rey - DCB #08-014**

After-the-fact consideration of four existing security cameras and four new additional cameras

**Mr. Pastucha (Phinney) moved to approve DCB #08-014 as submitted. {Unanimous consent}**

**5. Old Business**

A. **Parcel 1 - Marina del Rey Fuel Dock - DCB #07-006-B**

Further consideration of the Fuel Dock's redevelopment plan

Mr. Schem gave a brief overview of the project

Ms. Miyamoto read the Staff Report Conditions for the record

Public Comments

Ms. Marino expressed concerns about the lighting

Mr. Russell asked about parking and public access from the promenade during closing hours

Ms. Andrus expressed concerns about on-site sale of alcohol and asked if public restrooms would be provided on site

Mr. Schem noted the Waterfront Promenade and restrooms will be for public use

Board Comments

Mr. Pastucha asked that sensor canopy lighting in the rear of the convenience store be removed and stated window treatment detail be considered in the final design. He added that awning treatment be considered for all sides of the building

Mr. Phinney commented on the design of the fuel dock building facing the promenade and suggested that architectural treatment be added. He also asked for reconsideration of the wave-like awning design. He added that signage illumination is discouraged from dusk to dawn and that lighting is only permitted during business hours. He recommended low-level circuit lighting in the interior of the convenience store for safety rather than allowing signage lighting to remain lit after closing hours

Ms. Cloke expressed concerns about night lighting and waterfront illumination and requested lighting reduction to a minimum. She added that signage lighting would not be permitted from dusk till dawn

**Ms. Cloke (Phinney) moved to consider the item at the end of the meeting with an updated lighting plan, awning design plan and hours of operation**

Item returned during the meeting with modifications

Mr. Faughnan noted the submittal could be approved with the condition that the wave-like awning design be considered

**Ms. Cloke (Wong) moved to approve DCB#07-006-B with the following conditions {Unanimous consent}:**

- 1. Awnings added to all four sides of the convenience store building;**
- 2. Low wattage trellis lighting for signs to reflect hours of illumination when store is open; and**
- 3. Applicant to reconsider the previous awning design**

**B. Parcels 33/NR - The Waterfront Marina del Rey - DCB #04-016-B**

Further consideration of the mixed-use redevelopment project

Mr. Jones gave a brief overview of the project

Ms. Miyamoto read the staff recommendation and entitlement process required

Ms. Cloke asked Mr. Tripp about applicable height and land use requirements

Mr. Tripp said the land is zoned visitor-serving commercial on Parcel 33 and parking on Parcel NR and verified the project would need height and of land use amendments to permit the residential component

Public Comments

Mr. Cho discussed the lack of comprehensive land use planning, traffic, and parking impact to recreational boating. He also discussed the rowing and kayaking daily schedules

Ms. Marino commented on the lack of a comprehensive land use plan, and public access

Mr. Gottlieb commented on scenic views the parking analysis

Mr. Fisher commented on the projects density, traffic, parking and access impacts on Marina Beach boating access

Mr. Lumien commented on current boater uses at Marina Beach and on wind shadows on Basin E

Ms. Franklin commented on the number of commercial stores proposed projects

Mr. Russell commented LCP regulations he believed were not considered

Ms. Andrus asked if the proposed LCP amendments could be discussed publicly when available

Ms. Barns commented on impacts to wild life surrounding parcel NR and youth recreational uses

Ms. Fullerton commented on the elimination of accessibility to Palawan Way and Marina Beach due to the project

Mr. Jones noted the project represented the first step in the entitlement process and amendments and permits required have not been fully addressed. He added the County circulated a Request For Proposal in April 2003 and that a mix of visitor and non-visitor services uses, specifically a varied high quality residential environment and a mix of uses for parcel NR was requested, and that the proposed development satisfied the requirement. He also noted that twenty percent of the site was open for view corridors and only six commercial uses were proposed

#### Board Comments

Mr. Phinney expressed that view corridors were provided in four sections and added that a building height of 65 feet was improper for this project. He added the project needed more design creativity and animation with colors and materials consistent with Marina del Rey development and noted that a more pedestrian friendly alternative will be required. He also encouraged improvements to slips, an improved parking analysis, and an overall project that offered more public services and amenities to the community of Marina del Rey

Mr. Pastucha noted concerns on building massing, public connections and view corridors. He added that convenient pedestrian access routes should be increased with improved beach access from parking areas. He also noted that view corridors available were insufficient and that the applicant should provide a more integrated design of parking areas and driveways to achieve better pedestrian and view access on site

Mr. Wong noted that environmental impacts related to height, land use, parking variations will be carefully considered by the Board prior to granting conceptual approval. He added that wider view corridors were required and that benefits to the residents of Marina del Rey need to be improved

Ms. Cloke restated the need for a comprehensive development proposal that incorporated the boating and recreational needs within Marina del Rey. She asked the applicant to seek recreational improvement opportunities outside of the project site to compensate for the loss of a public parking area. She also noted the project proposed a large height deviation with a narrow pedestrian promenade considering the massing and restaurant uses at ground level. Ms. Cloke added that additional recreational uses and pedestrian amenities needed to be considered as a rooftop design and that public outreach was a viable option for the applicant to meet the Board's expectations. She commended the applicant for the solar panels and asked for additional sustainable architecture and design elements

Mr. Kreimann noted the applicant will need additional clarification regarding the Board's request for benefits to the community

Ms. Cloke discussed the lease negotiation process prior to reaching a development design and noted that the Board has addressed concerns in seeking a successful project with community serving amenities

Mr. Jones stated that moving the project to the October 23, 2008 meeting would provide plenty of time to incorporate the Board's comments, meet with stakeholders and present the project again to the DCB

**Mr. Wong (Phinney) moved to continue DCB# 04-016-B to October 23, 2008  
{Unanimous consent}**

**6. New Business**

**A. Parcel 8 - Bay Club Apartments & Marina - DCB #08-010  
Consideration of apartment complex and anchorage renovations**

Mr. Nagel gave the project overview

Public Comments

Ms. Marino noted the color scheme was not consistent with Marina development

Board Comments

**Mr. Phinney (Wong) moved to approve DCB#08-010 with the following post-entitlement conditions: {Unanimous consent}**

- 1) Detailed landscape, signage and lighting plans;**
- 2) Details on specific colors and materials proposed for the promenade paving bands;**
- 3) Details on specific design, colors, materials and locations proposed for metal fencing, benches and trash receptacles;**
- 4) Details on specific colors and materials proposed for the clubhouse roof terrace;**
- 5) Physical samples of colors and materials proposed**
- 6) Style of guide pile on dock system; and**
- 7) Color and material of consolidated utility panels alongside gangway entrances.**

**B. Parcel 33 - The Organic Panificio - DCB #08-011**

After-the-fact consideration of one additional façade-mounted business identification sign and modified lighting hours

Ms. Miyamoto gave a brief project overview

Mr. Faughnan stated the legal requirement for towing illegally parked vehicles require that signs be displayed near all entrances to parking lots

Public Comments

None

Board Comments

**Mr. Pastucha (Phinney) moved to approve DCB# 08-011 with the following conditions: {Unanimous consent}**

- 1 Signs A, B and C may remain lit until business closing time or 2 a.m., which ever is earlier; and**
- 2. Four parking signs will be permitted within the premises and placed near the driveways**

**C. Parcel 50 - The Counter – DCB#08-012**

Consideration of a new exterior paint scheme

Mr. Simon gave a brief overview of the project

Public Comments

None

Board Comments

Mr. Simon stated that signage currently used for The Counter depicts the corporate brand and added that it was made of stainless steel

*(Design Control Board member Mr. Pastucha left the meeting at 11:12 pm)*

**Mr. Phinney (Clove) moved to approve #DCB 08-012 with the following conditions: {Unanimous consent}**

- 1. New color, Grey Tweed, approved on a trial basis and will be further examined by the Board upon repainting of The Counter Burger; and**
- 2. Should the Board deem the Grey Tweed color incompatible with the existing color palette at Waterside Marina del Rey, the Applicant will have to present a new color and sample to the Board and repaint.**

Public Comment

Ms. Marino stated that Marina Harbor was using artificial turf for landscaping and that Esprit I had ice plants within their planters. She also asked if the Board conducted inspections to ensure compliance with all approvals

Mr. Kreimann stated the LCP Amendment which will change the DCB review process is on the Coastal Commission agenda for October 2008 in Ventura County. He added that a draft letter for the DCB review would be provided to them

7. **Staff Reports**

All reports were received and filed

8. **Public Comments**

None

9. **Adjournment**

Meeting adjourned at 11:20 p.m.

Respectfully submitted,

**Teresa Young**

Secretary for the Design Control Board